

## **HISTORICAL ARCHITECTURAL REVIEW BOARD AGENDA**

### **General Order of Business**

1. Preliminary
  - Call to Order – 6:30 pm
  - Salute to the Flag
  - Roll Call
  - Approval of Minutes
  - Disclosures
2. Consent Calendar
3. Public/Oral Communications
4. Public Hearing Items
5. Miscellaneous Items
6. Adjournment

### **Project Review Format**

The Historical Architectural Review Board (HARB) will follow the following format in conducting project review:

1. Presentation by staff of the project
2. Questions of staff from HARB members
3. Comments from the applicant
4. Questions of applicant from HARB members
5. Public hearing/testimony or questions; response by applicant if appropriate
6. Closing of public hearing
7. Deliberation by HARB
8. Motion and vote

### **Addressing the Historical Architectural Review Board**

Any person may speak on any item under discussion by HARB after receiving recognition by the Chairperson. A speaker sign-in sheet will be available in the meeting room prior to and during the meeting. Staff will notify the Chairperson of the speakers' desire to address HARB. Speakers will be called upon in the order they are listed on the sign-in sheet during the public testimony section of the public hearing for each project.

### **Oral Communications**

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Public Communications section of the meeting. The Chairperson will limit the length of presentation. California Government Code Section 54954.2(b) prohibits HARB from taking any immediate action on an item which does not appear on the agenda, unless it meets stringent requirements.



## Information

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least two working days in advance of the meeting by contacting the Planning Department at (510) 494-4440.

## Availability of Public Records

All documents submitted to Boards and Commissions will become public information and posted to the [www.fremont.gov](http://www.fremont.gov) website. Public records relating to an open session item on this agenda that are distributed by the City to all or a majority of the Historical Architectural Review Board less than 72 hours prior to the meeting will be available for public inspection at 39550 Liberty Street during normal business hours, at the time the records are distributed to the Historical Architectural Review Board.

For information on current agenda items please visit our website at: <http://www.fremont.gov/harb> or contact the Planning Division at (510) 494-4440.

Plans and other supporting documents are available at the Development Services Center at 39550 Liberty Street (between Stevenson Boulevard and Walnut Avenue). They are also posted on the City of Fremont's website by 5:00 p.m. the Friday before a scheduled meeting.

Community Development Department  
Planning Division  
City of Fremont  
39550 Liberty Street  
Fremont, CA 94538  
(510) 494-4440

*Your interest in the conduct of your City's business is appreciated.*

### Historical Architectural Review Board

Alta Jo Adamson  
David Price  
Moina Shaiq  
Theodore Bresler  
Jim Reeder, Jr.

### City Staff

Ingrid Rademaker, Secretary  
Bronwen Lacey, Deputy City Attorney



**SPECIAL MEETING AGENDA  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
CITY OF FREMONT, CALIFORNIA  
39550 LIBERTY STREET, 6:30 P.M.  
NILES CONFERENCE ROOM**

**OCTOBER 16, 2014**

**1. PRELIMINARY**

- 1.1 CALL TO ORDER**
- 1.2 SALUTE TO THE FLAG**
- 1.3 ROLL CALL**
- 1.4 APPROVAL OF MINUTES – None**
- 1.5 DISCLOSURES**

**2. CONSENT CALENDAR - None**

**NOTICE: ITEMS ON THE PUBLIC HEARING CALENDAR MAY BE MOVED TO THE CONSENT CALENDAR IF NO ONE IS PRESENT TO SPEAK ON THE ITEMS. ALL APPLICANTS AND INTERESTED PERSONS ARE ADVISED TO BE PRESENT AT THE START OF THE MEETING.**

**3. PUBLIC/ORAL COMMUNICATIONS**

**4. PUBLIC HEARING ITEMS**

**Item 1. [PALMDALE ESTATES – 43151 Mission Boulevard – \(PLN2013-00189\)](#)** - To consider Historical Architectural Review associated with a Preliminary Grading Plan, Preliminary and Precise Planned District, and a Tentative Tract Map for construction of 47 congregate living units for the Sisters of the Holy Family and up to 79 new single-family homes located in the Historic Overlay District of the Mission San Jose Community Planning Area; and to consider an Environmental Impact Report (EIR) prepared and circulated for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).  
Project Planner – Joel Pullen, (510) 494-4436, [jpullen@fremont.gov](mailto:jpullen@fremont.gov)

Recommended Action: Recommend approval of the project to the Planning Commission and the City Council based upon findings and subject to conditions

**Item 2. [NILES LUX HOMES – 111 E Street - \(PLN2014-00230\)](#)** - To consider Historical Architectural Review of a Preliminary and Precise Planned District, and a Vesting Tentative Parcel Map to construct two new single-family homes and an addition to an existing home in the Historic Overlay District of the Niles Community Plan Area; and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332,

In-Fill Development Projects.

Project Planner – Terry Wong, (510) 494-4456, [twong@fremont.gov](mailto:twong@fremont.gov)

Recommended Action: Find the Project consistent with the Niles Historical Overlay District and recommend approval to the Planning Commission and City Council, based on findings and subject to conditions.

**Item 3. [BEACHWOOD TOWNHOMES – 34653 Fremont Boulevard – \(PLN2014-00237\)](#)** -To consider Historical Architectural Review of a Preliminary and Precise Planned District, a Private Street, and Vesting Tentative Tract Map for construction of 18 new townhomes on a 1.1 acre parcel with an existing historic house located in the North Fremont Community Plan Area; and to consider a Mitigated Negative Declaration prepared and circulated for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).

Project Planner – Terry Wong, (510) 494-4456, [twong@fremont.gov](mailto:twong@fremont.gov)

Recommended Action: Recommend approval to the Planning Commission and the City Council, based on findings and subject to conditions.

**Item 4. [MISSION PALMS DUTRA – 43360 Mission Boulevard – \(PLN2014-00323\)](#)** - To consider Historical Architectural Review associated with an application for a new Preliminary and Precise Planned District to allow the construction of a new 9,763 square foot commercial building located in the Historic Overlay District of the Mission San Jose Community Plan Area; and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per the CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

Project Planner – David Wage, (510) 494-4447, [dwage@fremont.gov](mailto:dwage@fremont.gov)

Recommended Action: Recommend approval to the Planning Commission and the City Council, based on findings and subject to conditions

## **5. MISCELLANEOUS ITEMS - None**

Information from Board and Staff:

- Information from staff: Staff will report on matters of interest.
- Information from Board: Board members may report on matters of interest.

## **6. ADJOURNMENT**